

Chairperson: Supervisor Michael Mayo, Sr.
Clerk: Linda Durham, 278-4225
Research Analyst: Glenn Bultman, 278-5276

COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, March 10, 2008 – 9:00 A.M.

Milwaukee County Courthouse - Room 201-B

MINUTES

PRESENT: Supervisors Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 7

SCHEDULED ITEMS:

HOUSING

1. 08ECD3 From Director, Department of Health and Human Services and Administrator, Housing Division, informational report regarding the selection of a new Community Housing Development Organization (CHDO). **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE) (1/28/08: Referred back to staff for additional information and discussions with HUD regarding the process and to Corporation Counsel for any input they could offer to speed up the process of deselecting the County's current CHDO and selecting a new one.**

APPEARANCE(S):

John Jorgensen, Principal Assistant Corporation Counsel
Corey Hoze, Director, Department of Health and Human Services
Jim Hill, Administrator, Housing Division

Mr. Hoze reviewed the subject report. He advised that he would work expeditiously to put a new CHDO in place.

Mr. Hill provided comments.

Questions and comments ensued.

The Committee took no action on this informational report.

2. 08-113 From Director, Department of Health and Human Services and Administrator, Housing Division, requesting approval of an extension of the term of repayment of a Housing Organization Loan Fund (HOLF) loan held by Layton Boulevard West Neighbors (LBWN).

SCHEDULED ITEMS (CONTINUED):

APPEARANCE(S):

Corey Hoze, Director, Department of Health and Human Services
Jim Hill, Administrator, Housing Division
Charlotte Gomez, President, Layton Boulevard West Neighbors

Mr. Hill reviewed the subject report.

Ms. Gomez provided comments.

MOTION BY: (DIMITRIJEVIC) Approve. (Vote 7-0)

AYES: Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 7

NOES: 0

ECONOMIC DEVELOPMENT

3. 08-13 From Economic and Community Development, submitting the following monthly updates:

- A. Economic Development Reserve Fund Balance and Approved Projects
- B. Brownfield Redevelopment Capital Account Fund Balance and Approved Projects.

(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)

APPEARANCE(S):

Leonard Jackson, Community Development Program Coordinator

Mr. Jackson reviewed the subject report. He advised that there were no funds approved in the budget for Brownfield, however, it is the intent of the department to pursue funding from the federal government and from the State of Wisconsin.

The Committee took no action on this informational report.

4. 08-26 From Director, Economic and Community Development, recommending a grant in the
(a)(a) amount of \$22,500 from the Economic Development Fund to Jizzle's Sandwich Shop for rehabilitation and job creation. **(1/28/08: Referred to Economic and Community Development Division for review and recommendation)**

MOTION BY: (CLARK) Layover to the call of the Chair. (Vote 7-0)

AYES: Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 7

NOES: 0

SCHEDULED ITEMS (CONTINUED):

COMMUNITY BUSINESS DEVELOPMENT PARTNERS

5. 08ECD4 From Director, Community Business Partners, submitting an informational report regarding race and gender make up of CBDP 2006 Disadvantaged Business Enterprise (DBE) Accomplishments. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

Supervisor Clark in the Chair.

APPEARANCE(S):

Frieda Webb, Director, Community Business Partners

Ms. Webb reviewed the subject report.

The Committee took no action on this informational report.

REAL ESTATE

6. 08-13 From Director, Economic and Community Development, reporting on 2007 Real Estate Sales Activity. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

Supervisor Clark in the Chair.

APPEARANCE(S):

Craig Dillmann, Manager, Real Estate Services

Mr. Dillmann reviewed the subject report.

Questions and comments ensued.

The Committee took no action on this informational report.

7. 08-13 From Manager, Real Estate Services, reporting on the status of 2008 excess property sales. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

Supervisor Clark in the Chair.

APPEARANCE(S):

Craig Dillmann, Manager, Real Estate Services

Mr. Dillmann reviewed the subject report.

SCHEDULED ITEMS (CONTINUED):

The Committee took no action on this informational report.

8. 08-14 From Director, Economic and Community Development, Offer to purchase from the
(a)(c) Redevelopment Authority of the City of Milwaukee for two County-owned vacant freeway parcels required for the Bronzeville Redevelopment Project; one parcel located to the rear of 2225 North 7th Street; and the second parcel on the west side of North 7th Street, north of North Avenue in the city of Milwaukee. **(Also to the Committee on Transportation, Public Works & Transit)**

Supervisor Clark in the Chair.

APPEARANCE(S):

Craig Dillmann, Manager, Real Estate Services
Dwayne Edwards, Department of City Development
DeShae Agee, Department of City Development

Mr. Dillmann reviewed the subject report.

MOTION BY: (JOHNSON) Accept the offer to purchase from the Redevelopment Authority of the City of Milwaukee for two County-owned vacant freeway parcels required for the Bronzeville Redevelopment Project; one parcel located to the rear of 2225 N. 7th Street; and the second parcel on the west side of N. 7th Street, north of North Avenue in the city of Milwaukee.

Questions and comments ensued.

Supervisor Dimitrijevic stated that she would like the Mayor and others to know that Milwaukee County is a true partner in this project.

Supervisor Mayo reiterated comments made by Supervisor Dimitrijevic and stated that Milwaukee County is a team player and not trying to take this project through any hoops.

Vote on the motion to accept the offer to purchase: 7-0

AYES: Mayo, White, Johnson, Dimitrijevic, Rice, West and Clark (Chair) – 7

NOES: 0

SCHEDULED ITEMS (CONTINUED):

9. 08-30 From Ruvín Development, Inc, with a verbal update of their proposed development project for Block 4W in the Park East Corridor, located between Old World Third Street, West McKinley Avenue, North 4th Street and West Juneau Avenue in the City of Milwaukee, west of the Milwaukee River. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

APPEARANCE(S):

Craig Dillmann, Manager, Real Estate Services
Rob Ruvín and the Ruvín Development Team

Mr. Dillmann provided comments.

The Ruvín Development team provided a presentation (a copy of the power point presentation is contained in the subject file).

Questions and comments ensued.

The Committee took no action on this informational report.

10. 08-14 From Director, Economic and Community Development, Offer to purchase from the
(a)(d) Brewery Project, LLC for an approximate 12,700 square foot County-owned vacant parcel located at 721 West Winnebago Street, in the City of Milwaukee.

APPEARANCE(S):

John Schapekahm, Principal Assistant Corporation Counsel
Craig Dillmann, Manager, Real Estate Services
Tom Bernacchi, Brewery Project
Daniel McCarthy, Brewery Project

Mr. Dillmann reviewed the subject report.

Questions and comments ensued.

Mr. Schapekahm provided comments relative to the cap on the liability being in Milwaukee County's favor.

MOTION BY: (JOHNSON) Accept the offer to purchase from the Brewery Project, LLC for an approximate 12,700 square foot County-owned vacant parcel located at 721 West Winnebago Street, in the City of Milwaukee. (Vote 7-0)

AYES: Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 7

NOES: 0

SCHEDULED ITEMS (CONTINUED):

11. 08-30 From Director, Economic and Community Development, Offer to purchase from the
(a)(a) Brewery Project, LLC for an approximate 5,839 square foot strip of County-owned vacant land which is part of Block 1W, West of the Milwaukee River in the Park East Corridor, bounded by West McKinley Avenue, North 6th Street, West Juneau Avenue and West Winnebago Street in the City of Milwaukee.

APPEARANCE(S):

Craig Dillmann, Manager, Real Estate Services

Tom Bernacchi, Brewery Project

Daniel McCarthy, Brewery Project

Mr. Dillmann reviewed the subject report.

Questions and comments ensued, with concerns relative to the round-about not be appealing to developers "as is".

Committee members expressed their concerns about a portion being taken out of Block 1W. They were not comfortable with this.

MOTION BY: (CLARK) Layover until information is obtained from the State of Wisconsin regarding the value of the land. (Vote 3-4)

AYES: Clark, Dimitrijevic and West – 3

NOES: White, Johnson, Rice and Mayo (Chair) – 4

Motion failed.

MOTION BY: (RICE) Accept the offer to purchase from the Brewery Project, LLC for an approximate 5,839 square foot strip of County-owned vacant land which is part of Block 1W, West of the Milwaukee River in the Park East Corridor, bounded by West McKinley Avenue, North 6th Street, West Juneau Avenue and West Winnebago Street in the City of Milwaukee. (Vote 5-2)

AYES: White, Johnson, Rice, West and Mayo (Chair) – 5

NOES: Clark and Dimitrijevic – 2

Chairman Mayo stated that he would like Committee members to be taken on a tour of this land prior to Board Day (March 20, 2008) so they can get a better understanding of how much land will be taken out of Block 1W.

SCHEDULED ITEMS (CONTINUED):

STAFF PRESENT:

Glenn Bultman, County Board Legislative Research Analyst
Craig Dillmann, Manager, Real Estate Services
Leonard Jackson, Community Development Program Coordinator
John Jorgensen, Principal Assistant Corporation Counsel
John Schapekahm, Principal Assistant Corporation Counsel
Corey Hoze, Director, Department of Health and Human Services
Jim Hill, Administrator, Housing Division
Frieda Webb, Director, Community Business Partners

This meeting was recorded on a tape. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes, along with the audio recording of this meeting, are available in the County Board Committee Services Division.

Length of Meeting: 9:05 a.m. to 10:25 a.m.

Adjourned,

Linda K. Durham

Linda K. Durham, Committee Clerk
Committee on Economic and Community Development